

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **THURSDAY, APRIL 13, 2023 AT 6:00 P.M.** AT SEABROOK CITY
3 HALL TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE
4 AGENDA ITEMS LISTED BELOW.

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6 **BOARD MEMBERS PRESENT:**

7 PAUL R. DUNPHEY	CHAIR
8 TERRY CHAPMAN	VICE-CHAIR
9 KEVIN FERGUSON	TREASURER
10 GARY BELL	MEMBER
11 ANN WACKER	SECRETARY
12 BUDDY HAMMANN	COUNCIL REPRESENTATIVE
13 THOMAS KOLUPSKI	MAYOR

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16 **ALSO PRESENT WERE:**

17 GAYLE COOK	CITY MANAGER
18 PAUL CHAVEZ	DIRECTOR OF ECONOMIC
	DEVELOPMENT
20 JUSTIN PRUITT	CITY ATTORNEY
21 PAT PATEL	ADMIN COORDINATOR

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23 EDC Chair Paul Dunphey called the meeting to order at 6:00 p.m. and declared that a quorum
24 was present.

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26 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

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28 *There were no public comments.*

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31 **2. SPECIFIC PUBLIC HEARING**

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33 **2.1 Conduct public hearing on notice of project of the SEDC relating to a**
34 **Business Incentive Program that would allow the SEDC to provide**
35 **expenditures to qualified applicants to promote new or expanded business**
36 **development, with the Incentive Program including the potential sale or**
37 **purchase of land, buildings, equipment, facilities, targeted infrastructure,**
38 **and improvements.**

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40 Open Public Hearing at 6:01 p.m.

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42 No comments.

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44 Close Public Hearing at 6:01 p.m.

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47 **3. PRESENTATIONS**

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49 **3.1 Presentation on an incentive request from Applicant, Seabrook Town Centre**
50 **Partners LLC, for the development "The Edge". (Presenter: Gary Johnson)**
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- Introduction of Owner and General Contractor – Owner is Seabrook Town Centre Partners, LLC. The General Contractor is also HS Development
- About the Property – property is 19.54 acres with 3 tracts of land. There is an existing 10" sanitary sewer owned by the City and maintained by the public works department in an easement through the 3 tracts of land.
- The proposed development requires that the existing 10" sanitary sewer be relocated to the perimeter of the property and new easements be given back to the City of Seabrook for this development to move forward.
- The existing sanitary sewer easement will be abandoned.
- Requesting from the EDC financial assistance to cover the costs that are being borne by the owner of the property, Seabrook Properties Partners LLC.
- History of the project
- Development demographics, location overview, quality of life, employment and business community
- Phasing Plan & Approach of the project – Phase 1 will include building the mixed-use residential and buildings 5-6-7. Phase 2 will include the four pad sites.
- Shellmark Civil Engineering Estimated project cost \$827,481.04
- Summary of Costs – General Contractor Summary and Cost Breakdown \$758,344.94 – request of incentive
- Hired New Regional Planning – just for retail/commercial marketing

The EDC Board discussion and questions answered:

- *Page 14 - clarification of residential / retail / pad sites*
- *Retail tenants are not confirmed? They are still in talks with tenants – awaiting for approvals*
- *Ownership between retail and multi-family? Both is HS Development – the ownership is all related between the two entities, however the financing has two different profiles. Different equity partners and lenders between the two phases.*
- *How many apartments? Residential 320 units – 349,000 square feet estimated total*
- *Clarification of Phase 1 – residential and bldgs. 5-6-7*
- *Clarification of Phase 2 – four pads sites in the front*
- *How many square feet is bldgs. 5-6-7 total? 23,571 square feet*
- *If it wasn't for the retail, you wouldn't have to move the sewer?*
Yes, we could have reconfigured the multi-family building and still have built it in the same location.
- *Is Phase 2 at the end of the four years?*
Not necessarily, pending approval of drawings – we are anticipating that one or two of these pad sites may start sooner.
- *Is HS Development also the General Contractor? Yes that's correct.*

4. CLOSED EXECUTIVE SESSION

4.1 Section 551.087

Conduct a closed executive session to discuss/deliberate potential financial incentive(s) and financial information received from a business prospect that the City/EDC seeks to have locate, stay, or expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.

The EDC Board went into Closed Executive Session at 6:50 p.m.

5. OPEN SESSION

5.1 The EDC Board will reconvene in open session to allow for possible action on the agenda items listed above under "Executive Session".

The board reconvened at 7:48 p.m.

No action was taken in Executive Session.

6. NEW BUSINESS

6.1 Consider and take all appropriate action on a Business Development Incentive Application filed by Seabrook Town Centre Partners LLC, to be located at 3023 Bayport Blvd., seeking an incentive to assist in new construction/improvements, in an amount not to exceed \$758,345.

Motion made by Ann Wacker and seconded by Gary Bell.

Reimbursable project value as presented is \$497,434.35 The EDC will reimburse 80% of the project value in an amount not to exceed \$397,947.48 upon completion of the project.

MOTION CARRIED BY UNANIMOUS CONSENT

6.2 Consider and take all appropriate action on approval of Resolution 2023-1 EDC Incentives Policy and Incentive Application.

Motion made by Kevin Ferguson and seconded by Gary Bell.

To approve the EDC Incentives Resolution 2023-1 and Incentives Policy and Application as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

6.3 Consider and take all appropriate action a Business Development Incentive Agreement between the Seabrook Economic Development Corporation and the Seabrook Marina, located at 1900 Seabrook Shipyard, for the installation of a natural gas line in an amount not to exceed \$8,520.

Although there is still not a tenant in place, the Amendment presented for approval includes the language that the City Council was looking for, which was to reimburse upon a tenant being signed to the site. The Seabrook Marina has agreed for that change to be made.

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve the Amendment to the Business Development Incentive Agreement between the Seabrook EDC and the Seabrook Marina, for the installation of a natural gas line in an amount not to exceed \$8,520.

MOTION CARRIED BY UNANIMOUS CONSENT

- 6.4** Consider and take all appropriate action on the annual Keels and Wheels event to be held on Friday, May 5, 2023, in an amount not to exceed \$2,000. This is a budgeted item for the 2022-2023 fiscal year.

EDC Director Paul Chavez explained that this year's expense includes the additional cost of music and price increases for catering for the event.

Motion made by Gary Bell and seconded by Ann Wacker.

To increase the budget to \$2,500

MOTION CARRIED BY UNANIMOUS CONSENT

7. ROUTINE BUSINESS

7.1 EDC Director's report on economic development activities for March 2023.

Director Paul Chavez presented the monthly activities for March 2023.

7.2 Presentation on Economic Alliance Trip to Washington D.C.

Mayor Kolupski talked about the funding of the coastal barrier.

7.3 Approve minutes of the March 2, 2023 regular meeting.

Motion made by Kevin Ferguson and seconded by Terry Chapman.

To approve the minutes with the correction of the word "statue" on line 128 and 141 to read correctly as "statute" and to approve as amended.

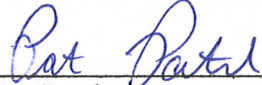
MOTION CARRIED BY UNANIMOUS CONSENT

7.4 Establish future meeting dates and agenda items.

Next meeting: May 11, 2023 at 6:00 p.m.

Upon motion duly made, the meeting was adjourned at 8:05 p.m.

APPROVED ON THE 11th DAY OF May 2023.


Pat Patel,
EDC Administrative Coordinator


Paul Dumphrey, EDC Chairman